

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE PLANNING BOARD
HELD VIA WEB CONFERENCE**

January 19, 2022

Statement of Open Public Meetings Act & Roll Call

The meeting was called to order at 7:30 PM, and Mr. DeLine read the Sunshine Act Notice.

The roll was called.

PRESENT: Councilor Meyer
 Mason, Chair
 Mehrotra, Vice Chair
 Bojsza
 Dawson
 Hegarty
 Fields
 R. Morrow
 Robinson
 Turiano
 Zichelli
 Trembulak, Esq.
 DeLine, Secretary

Welcome

Mr. Mason opened the meeting and welcomes Ms. Bojsza to the Board.

Election of Officers

On motion by Mr. Morrow, seconded by Ms. Fields, Mr. Mason was appointed Chair.

On motion by Ms. Fields, seconded by Mr. Mason, Mr. Mehrotra was appointed Vice Chair.

Appointments

Mr. Mason made the following appointments:

Site Plan Subcommittee: Vice Chair Mehrotra, Mr. Hegarty, and Mr. Dawson
Secretary: Erik DeLine
Attorney: Alan Trembulak, Esq.
Engineer: Paul Ferriero

On motion by Chair Mason, seconded by Councilor Meyer, the appointments were confirmed by the members of the Board.

Adoption of By Laws

On motion by Mr. Morrow, seconded by Ms. Fields, the By-Laws were unanimously adopted.

Adoption of 2022 Schedule of Regular Meetings

On motion by Mr. Dawson, seconded by Mr. Mehrotra, the following dates were adopted as the schedule of regular meetings:

February 16, 2022
March 16, 2022
April 27, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022
October 19, 2022
December 21, 2022
January 18, 2023

The listed meetings will start at 7:30 p.m.

Adoption of the June 16, 2021 Minutes

On motion by Mr. Mason, seconded by Mr. Morrow, the Minutes of the June 16, 2021 meeting were adopted; Ms. Fields, Mr. Hegarty, and Ms. Bojsza abstained.

Application 22-01**412 Ridgewood Ave (Block 110, Lot 4)****Richard and Virginia Moriarty****Minor Subdivision**

Chair Mason called for the application. Mr. Gregory Mascera, attorney for the applicant, proceeded with the application. The requested division requires no variance relief. The western portion of the property would be conveyed to the owners of 235 Sherman Ave and 237 Sherman Ave, respectively. Mr. Dawson pointed out that 237 was incorrectly labeled, and Mr. Mascera stated the plans would be amended accordingly. The subdivision would 235 Sherman into compliance, and while 237 would not be brought into compliance, it would come closer. In addition, both garages in the rear yard which are not currently compliant would meet the required accessory structure setbacks for the rear yard. Mr. Dawson asked about the potential effect on back yard power lines. Mr. Mascera stated there would be no change because no building was contemplated.

Ms. Virginia Moriarty, owner of 412 Ridgewood Ave, was sworn in and proceeded with her testimony. Ms. Moriarty stated she had been the owner since 2019. Mr. Mascera recited the area that would be conveyed to the other properties and Ms. Moriarty concurred. Ms. Fields asked why they were subdividing the property now. Ms. Moriarty stated they are selling their property, and this would formalize a loose agreement they had with their neighbors.

Mr. Mascera summarized the application and asked for the granting of the minor subdivision.

On motion by Mr. Turiano, seconded by Mr. Dawson, the application was approved. Mason, Mehrotra, Councilor Meyer, Dawson, Hegarty, Meyer, Morrow, Turiano, Zichelli voted Aye.

Public Comment

Chair Mason opened the meeting to public comment. No comments were made.

Adjournment

On motion by Mr. Mason, seconded by Ms. Fields, the meeting was adjourned.

Respectfully Submitted,

Erik DeLine, PP/AICP
Secretary